

TRANSFER
TAX
PAID

WARRANTY DEED

43-285

ARTHUR A. DODGE of Waterville, County of Kennebec and State of Maine for consideration paid, grant to ^②THANE S. PITTMAN of Princeton, New Jersey with WARRANTY COVENANTS the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Parcel I

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

STARTING at an iron pin on the southeasterly right of way of Cool St. said right of way having a bearing of N 52° 30' E, 320 feet northeasterly of the north right of way of Glidden Street (also being the southwesterly right of way of Thrushwood Park); thence S 37° 30' E 140 feet; thence S 60° 56' E, 185.46' along said southwesterly right of way of Thrushwood Park to a point intersecting the circumference of the cul-de-sac having a 60 foot radius; thence bearing to the right and following said circumference 43.90 feet to an iron pin, said pin being the point of beginning of the parcel to be conveyed by the grantor (Larry W. Seymour); thence S 31° 20' W 137.20 feet; thence S 37° 30' E 153.79 feet to an iron pin marking the northwesterly boundary of a 33 foot wide easement previously conveyed to the Kennebec Water District; thence continuing approximately 33 feet to the northwest bank of the Messalonskee Stream; thence northeasterly 137 feet, more or less, along said Stream; thence N 37° 30' W 33 feet to another iron pin on the northwest boundary of said easement granted to the Kennebec Water District being 137.14 feet from the first mentioned pin on said easement boundary; thence continuing on a bearing of N 37° 30' W 123.10 feet; thence N 04° 35' W 34.15 feet to a point on the circumference of the cul-de-sac previously described; thence westerly along said circumference 60.06 feet to the point of beginning of said parcel.

Meaning and intending to described Lot #5 as shown on the subdivision Plot entitled "Thrushwood Park, Waterville, Maine" prepared by L.W. Seymour, Civil Engineer dated 9/24/76 and filed at the Kennebec Registry of Deeds in File Book #76136.

The parcel of land herein conveyed is conveyed to the within Grantee, his heirs and assigns forever subject to the following restrictive covenant which shall be construed to run with the land: No structure shall be constructed or placed upon the premises other than a one family residence and structures incidental to such residential use.

Parcel II:

A certain lot or parcel of land situated in Thrushwood Park in Waterville, Kennebec County, Maine and being more particularly described as follows:

43-285

Beginning at a steel pin on the southerly side of a fifty (50) foot right of way in Thrushwood Park at the northeast corner of Lot 7; thence south sixty degrees forty-six minutes east (S 60° 46' E) along the southerly line of said right of way for eleven and eight hundredths (11.08) feet to a point; thence in a southerly direction along a curve to the right with a radius of sixty (60) feet for forty-three and ninety hundredths (43.90) feet to a steel pin at the northwest corner of Lot 5; thence south thirty-one degrees twenty minutes west (S 31° 20' W) along land now or formerly of Guenter Rose and Sonya Rose for one hundred thirty-seven and fifty-six hundredths (137.56') feet to a steel pin; thence north thirty-seven degrees twelve minutes west (N 37° 12' W) along land now or formerly of Guenter Rose and Sonya Rose for one hundred and twenty-six hundredths (100.26') feet to a steel pin on the easterly line of Lot 7; thence north fifty-two degrees forty minutes east (N 52° 40' E) along the easterly line of Lot 7 for one hundred thirty-eight and ninety-four hundredths (138.94') feet to a steel pin and point of beginning.

Meaning and intending to convey a parcel of land containing nine thousand nine hundred fifty-seven and fifty-one hundredths (9957.51) square feet and being a part of Lot 6 of Thrushwood Park Subdivision done by L.W. Seymour.

Being the same premises conveyed from Harold V. Tewksbury and Betty Tewksbury to Arthur A. Dodge dated December 20, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7214, Page 160.

WITNESS our hands and seals on April 22, 2004.


WITNESS



ARTHUR A. DODGE

April 22, 2004

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named ARTHUR A. DODGE and
acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public



Received Kennebec SS.
04/26/2004 9:29AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

DAVID R. WHITTIER
My Commission Expires
August 30, 2007